

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

B.C. 879 Plat 471

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S.C.  
JAN 19 4 51 PM 1962  
OLLIE JURNORTH

WHEREAS, EMIL FRITZ AND MATILDE S. FRITZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FRANCES HOLLOWAY BOHLER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

THREE HUNDRED FIFTY AND NO/100THS ----- Dollars (\$350.00) due and payable

in equal monthly payments of \$29.17 beginning Feb. 1, 1962, and \$29.17 on the 1st day of each month thereafter until paid in full, with the right to anticipate payment in any amount before maturity,

with interest thereon from date at the rate of six per centum per annum, to be paid annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot No. 31 on a plat of Edwards property recorded in the R. M. C. Office for Greenville County in Plat Book "C" at page 12, situate on Elaine Avenue, and having the courses and distances shown on said plat.

This mortgage is junior to a certain mortgage recorded in Mortgage Book 671 at page 471.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants and warrants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*Paid in full*

*Frances Holloway Bohler*

*Witness*

*Jan 7th 1963*

RECORDED AND CANCELLED BY RECORDS  
OFFICE OF GREENVILLE COUNTY, S.C.  
JAN 21 1963  
OLLIE JURNORTH  
AT 4:15 P.M. NO. 12328